026.A 0006 0018.0
Map Block Lot

1 of 1
CARD

Condominium
ARLINGTON

Total Card / Total Parcel
APPRAISED: 831,600 / 831,600
USE VALUE: 831,600 / 831,600
ASSESSED: 831,600 / 831,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		MARATHON ST, ARLINGTON

OWNERSHIP
Unit #: 1

Owner 1:	WEIGEL JOHN A
Owner 2:	
Owner 3:	
Street 1:	87 MARATHON STREET #1
Street 2:	
Twn/City:	ARLINGTON
St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1998, having primarily Clapboard Exterior and 2186 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	831,600			831,600
Total Card	0.000	831,600			831,600
Total Parcel	0.000	831,600			831,600

Source: Market Adj Cost   Total Value per SQ unit /Card: 380.42   /Parcel: 380.42

PREVIOUS ASSESSMENT

Parcel ID: 026.A-0006-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	831,600	0	.		831,600		Year end	12/23/2021
2021	102	FV	817,200	0	.		817,200		Year End Roll	12/10/2020
2020	102	FV	802,800	0	.		802,800	802,800	Year End Roll	12/18/2019
2019	102	FV	783,900	0	.		783,900	783,900	Year End Roll	1/3/2019
2018	102	FV	713,900	0	.		713,900	713,900	Year End Roll	12/20/2017
2017	102	FV	641,000	0	.		641,000	641,000	Year End Roll	1/3/2017
2016	102	FV	470,100	0	.		470,100	470,100	Year End	1/4/2016
2015	102	FV	450,800	0	.		450,800	450,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NORTH SHORE CON	28406-215		4/3/1998		270,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	958	Porch	18,000	C				

Legal Description

User Acct
200054

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date
05/17/18

!2205!

PRINT

Date	Time
12/29/21	21:10:33

LAST REV

Date	Time
10/28/20	08:57:46
danam	

PAT ACCT.
2205

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

USER DEFINED

Prior Id # 1:	200054
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Sign: ___/___/___
VERIFICATION OF VISIT NOT DATA

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7426																

Total AC/HA: 0.00000   Total SF/SM: 0   Parcel LUC: 102 Condo   Prime NB Desc CONDO   Total: Spl Credit   Total:

Patriot Properties Inc.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	N - NONE

GENERAL INFORMATION

Grade:	B- - Good (-)
Year Blt:	1998 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	175 - 7135

DEPRECIATION

Phys Cond:	VG - Very Good	6.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		6.3	%

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	0.77447391
Const Adj.:	0.99989998
Adj $ / SQ:	193.599
Other Features:	65765
Grade Factor:	1.21
NBHD Inf:	1.50000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	887486
Depreciation:	55912
Depreciated Total:	831574

COMMENTS

CONDO CONVERSION 3/98,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9	BRs: 3			Baths: 2			HB 1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	2
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	351.38
Special Features:	0	Val/Su Net:	380.42
Final Total:	831600	Val/Su SzAd	380.42

SKETCH

8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,186	193.600	423,208
Net Sketched Area:	2,186		Total:	423,208
Size Ad	2186	Gross Area	2186	FinArea	2186

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

PARCEL ID: 026.A-0006-0018.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	